



UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY (TRENTON)		
Caption in Compliance with D.N.J. LBR 9004-1(b) RAS Crane, LLC 10700 Abbott's Bridge Road, Suite 170 Duluth, GA 30097 Telephone Number 470-321-7112 Attorneys For Secured Creditor U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust	Case No.: 19-22933-CMG Judge: Christine M. Gravelle Chapter 13	Order Filed on January 22, 2020 by Clerk U.S. Bankruptcy Court District of New Jersey
In Re: Kenneth J. Blankenbaker, Debtor.		

ORDER RESOLVING OBJECTION TO CONFIRMATION OF PLAN

The relief set forth on the following page is hereby **ORDERED**.

DATED: January 22, 2020



Honorable Christine M. Gravelle
United States Bankruptcy Judge

Debtor: Kenneth J. Blankenbaker

Case No.: 19-22933-CMG

Caption of Order: **Consent Order Resolving Objection to Confirmation**

Secured Creditor: U.S. Bank Trust National Association, Not In Its Individual Capacity But
Solely As Owner Trustee For VRMTG Asset Trust

Secured Creditor's Counsel: RAS Crane, LLC

Debtor's Counsel: Joseph Casello

Property Involved ("Collateral"): 44 Mine Brook Road, Colts Neck, New Jersey 07722

For good cause shown, it is **ORDERED** that Secured Creditor's Objection is resolved,
subject to the following conditions:

1. This order shall be incorporated in and become a part of any Order Confirming the Chapter 13 Plan in the herein matter.
2. Debtor acknowledges the pre-petition arrears due to Secured Creditor is \$126,559.47, as set forth in Secured Creditor's timely filed Proof of Claim 3-1, filed on July 25, 2019.
3. Debtor shall comply with the terms of the trial modification offered providing for payments to Secured Creditor in the amount of \$5,526.00 on the first of January, February, March and April 2020 respectively.
4. Debtor shall complete the loss mitigation process by June 30, 2020.
5. In the event that any such mortgage modification or other consensual resolution is not available, the Debtor shall acknowledge the pre-petition arrearages as stated above. The Debtor shall have 30 days from the date of any final notification that a modification, etc. is not available to: 1) file an amended Chapter 13 Plan to cure the pre-petition arrearages and maintain post-petition payments, or 2) to convert the Chapter 13 petition to a Chapter 7 petition, 3) surrender the property, and/or 4) proceed with this bankruptcy case as deemed appropriate.

Certificate of Notice Page 3 of 3

United States Bankruptcy Court
District of New Jersey

In re:
Kenneth J. Blankenbaker
Debtor

Case No. 19-22933-CMG
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jan 22, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 24, 2020.

db +Kenneth J. Blankenbaker, 44 Mine Brook Road, Colts Neck, NJ 07722-1749

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 24, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 22, 2020 at the address(es) listed below:

Albert Russo docs@russotrustee.com

Aleisha Candace Jennings on behalf of Creditor U.S. Bank Trust National Association
ajennings@rasflaw.com

Aleisha Candace Jennings on behalf of Creditor U.S. Bank Trust National Association, not in
its individual capacity but solely as Owner Trustee for VRMTG Asset Trust ajennings@rasflaw.com

Andrew L. Spivack on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com

Joseph Casello on behalf of Debtor Kenneth J. Blankenbaker jcasello@cvclaw.net,
jcasello627@gmail.com

Rebecca Ann Solarz on behalf of Creditor U.S. Bank Trust National Association, not in its
individual capacity but solely as Owner Trustee for VRMTG Asset Trust rsolarz@kmlawgroup.com

Rebecca K. McDowell on behalf of Creditor SANTANDER BANK, N.A., F/K/A SOVEREIGN BANK, N.A.
rmcdowell@slgcollect.com

Robert Davidow on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com

Sindi Mncina on behalf of Creditor U.S. Bank Trust National Association, not in its
individual capacity but solely as Owner Trustee for VRMTG Asset Trust smncina@rascrane.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10